

066.0

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Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

739,600 / 739,600

739,600 / 739,600

739,600 / 739,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		RADCLIFFE RD, ARLINGTON

OWNERSHIP

Unit #: _____

Owner 1:	HURLEY RUTH M
Owner 2:	
Owner 3:	

Street 1: 39 RADCLIFFE RD

Street 2: _____

Twn/City: ARLINGTON

St/Prov: MA Cntry: _____ Own Occ: Y

Postal: 02474 Type: _____

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry: _____
Postal:	

This parcel contains 7,135 Sq. Ft. of land mainly classified as

One Family with a Cape Building built about 1957, having

primarily Vinyl Exterior and 2189 Square Feet, with 1 Unit, 1

Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7135		Sq. Ft.	Site		0	70.	0.84	12			Ledge	-5					421,644						421,600	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										42091
										GIS Ref
										GIS Ref
										Insp Date
										09/13/18



PATRIOT
Properties Inc.
USER DEFINED

!5648!

PRINT

Date	Time
12/10/20	20:30:28

LAST REV

Date	Time
09/27/18	13:42:46

apro
5648ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	10600-437		7/30/1964			No	No	N	

BUILDING PERMITS										ACTIVITY INFORMATION									
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name							
4/5/2016	382	Solar Pa	3,000					sdolar array	9/13/2018	MEAS&NOTICE	PH	Patrick H							
3/23/1998	141	Manual	10,900					SIDING/WINDOWS	12/16/2008	Meas/Inspect	345	PATRIOT							
									11/9/2000	Hearing Chag	153	PATRIOT							
									4/19/2000	Inspected	270	PATRIOT							
									10/7/1999	Mailer Sent									
									10/7/1999	Measured	267	PATRIOT							
									7/28/1993		EK								

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type:	5 - Cape			Full Bath:	1	Rating:	Average	WOODSTOVE INSERT IN FRPL (NON-FUNCTIONAL). OF=SINK IN BMT.											
Sty Ht:	1T - 1 & 3/4 Sty			A Bath:		Rating:													
(Liv) Units:	1	Total: 1			3/4 Bath:	1	Rating:	Average											
Foundation:	2 - Conc. Block			A 3QBth:		Rating:													
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Average												
Prime Wall:	4 - Vinyl			A HBth:		Rating:													
Sec Wall:		%	OthrFix:	1	Rating:	Fair													
Roof Struct:	1 - Gable			OTHER FEATURES															
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Good												
Color:	CREAM			A Kits:		Rating:													
View / Desir:				Frpl:	2	Rating:	Average												
GENERAL INFORMATION				WSFlue:		Rating:													
Grade:	C - Average			CONDOS INFORMATION															
Year Blt:	1957	Eff Yr Blt:		Location:		Total Units:													
Alt LUC:		Alt %:		Floor:															
Jurisdct:		Fact:	.	% Own:															
Const Mod:				Name:															
Lump Sum Adj:				DEPRECIATION															
INTERIOR INFORMATION				Phys Cond:	GD - Good	18.	%												
Avg Ht/FL:	STD			Functional:		%													
Prim Int Wall:	1 - Drywall			Economic:		%													
Sec Int Wall:		%	Special:		%														
Partition:	T - Typical			Override:		%													
Prim Floors:	3 - Hardwood			Total:		18.6	%												
Sec Floors:	4 - Carpet	25%		CALC SUMMARY															
Bsmnt Flr:	4 - Carpet			COMPARABLE SALES															
Subfloor:				Basic \$ / SQ:	105.00	Rate		Parcel ID	Typ	Date	Sale Price								
Bsmnt Gar:	1			Size Adj.:	1.20089185														
Electric:	3 - Typical			Const Adj.:	0.99742496														
Insulation:	2 - Typical			Adj \$ / SQ:	125.769														
Int vs Ext:	S			Other Features:	106323														
Heat Fuel:	2 - Gas			Grade Factor:	1.00														
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000														
# Heat Sys:	1			NBHD Mod:															
% Heated:	100			LUC Factor:	1.00														
Solar HW:	Yes			Adj Total:	390703														
% Com Wall:				Depreciation:	72671														
				Deprecated Total:	318032														
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:				Net Sketched Area:	3,041	Total:	284,379				
Make:				Serial #:		Year:		Color:				Size Ad:	1906	Gross Are:	3293	FinArea:	2189		
SPEC FEATURES/YARD ITEMS				PARCEL ID 066-0-0001-0007.C										IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N				Total Yard Items:				Total Special Features:				Total:							